Avalon of Naples Master
Balance Sheet
Period 04/30/2021

	April 2021	Operating	Reserve	Total
	Assets			
	Current Assets			
00103	ALLIANCE OP 9008	86,171.72		86,171.72
00113	ALLIANCE RES 1681		60,763.26	60,763.26
00122	PREPAID INSURANCE	6,394.63		6,394.63
00123	PREPAID EXPENSES	4,231.95		4,231.95
00131	DEPOSITS - UTILITIES, MISC.	3,864.00		3,864.00
	Total Current Assets	100,662.30	60,763.26	161,425.56
	TOTAL ASSETS	100,662.30	60,763.26	161,425.56
	Liabilities & Equity			
	Current Liabilities			
00210	ACCOUNTS PAYABLE	7,068.65		7,068.65
00211	ACCRUED PAYABLES	575.00		575.00
00221	DUE TO DEVELOPER	24,288.00		24,288.00
00230	INSURANCE FINANCING	5,451.56		5,451.56
00239	DEFERRED ASSESSMENTS	74,083.79		74,083.79
	Total Current Liabilities	111,467.00		111,467.00
	Liability			
00300	DEF RES-UNALLOCATED INTEREST		96.37	96.37
00301	DEF RES - IRRIGATION PUMPS		10,314.73	10,314.73
00302	DEF RES - PAVEMENT RESURFACE		8,708.77	8,708.77
00303	DEF RES - POOL EQUIPMENT		11,003.70	11,003.70
00304	DEF RES - POOL RESURFACING		6,626.64	6,626.64
00305	DEF RES - FITNESS EQUIP & FURN		15,462.40	15,462.40
00307	DEF RES - CLUBHOUSE PAINT		1,892.80	1,892.80
00308	DEF RES - ROOF REPLACEMENT		1,770.24	1,770.24
00309	DEF RES-PERIMETER WALL PAINT		4,860.25	4,860.25
	Total Liability		60,735.90	60,735.90
	Equity			
00350	FUND BALANCE	(16,908.03)		(16,908.03)
	Current Year Net Income/(Loss)	6,103.33	27.36	6,130.69
	Total Equity	(10,804.70)	27.36	(10,777.34)
	TOTAL LIABILITIES & EQUITY	100,662.30	60,763.26	161,425.56

Avalon of Naples Master
Income & Expense Statement
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	Current Period Operating			Year to Date Operating			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
00410 MAINTENANCE ASSESSMENTS	37,041.89	37,042.00	(0.11)	148,167.57	148,168.00	(0.43)	444,501.20
00420 RESERVE ASSESSMENT	5,183.20	5,183.20	0.00	10,366.40	10,366.40	0.00	20,732.80
00460 MISCELLANEOUS INCOME	36.00	0.00	36.00	221.00	0.00	221.00	0.00
00496 INTEREST - UTIL DEPOSITS	0.00	0.00	0.00	0.25	0.00	0.25	0.00
00497 INTEREST INCOME	1.23	0.00	1.23	6.76	0.00	6.76	0.00
00499 RESERVE TRANSFER	(5,183.20)	(5,183.20)	0.00	(10,366.40)	(10,366.40)	0.00	(20,732.80)
TOTAL Income	37,079.12	37,042.00	37.12	148,395.58	148,168.00	227.58	444,501.20
TOTAL Income	37,079.12	37,042.00	37.12	148,395.58	148,168.00	227.58	444,501.20
Expense							
Common-Administrative							
00500 INSURANCE - COMMON	1,287.51	1,348.00	60.49	5,118.42	5,392.00	273.58	16,175.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	275.00	275.00	0.00	275.00
00504 LEGAL FEES	291.50	500.00	208.50	291.50	2,000.00	1,708.50	6,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	4,651.32	4,652.00	0.68	13,954.00
00507 OFFICE EXPENSES	107.45	167.00	59.55	1,159.05	668.00	(491.05)	2,000.00
00591 WEBSITE	0.00	92.00	92.00	0.00	368.00	368.00	1,100.00
TOTAL Common-Administra	2,849.29	3,270.00	420.71	11,495.29	13,355.00	1,859.71	39,504.00
Common-Utilities							
00526 CABLE/INTERNET/PHONE	14,271.36	14,167.00	(104.36)	56,150.52	56,668.00	517.48	170,000.00
00528 WATER/SEWER	5,347.45	4,408.00	(939.45)	19,685.65	17,632.00	(2,053.65)	52,895.00
00530 ELECTRICITY-MAIN GATE/IRR	372.79	375.00	2.21	1,562.19	1,500.00	(62.19)	4,500.00
00531 ELECTRICITY-LIFT	0.00	50.00	50.00	56.51	200.00	143.49	600.00
00532 ELECTRICITY-LAKE WATER FEA	215.21	583.00	367.79	1,030.53	2,332.00	1,301.47	7,000.00
00534 ELECTRICITY-BACK GATE/ENTR	22.61	25.00	2.39	93.23	100.00	6.77	300.00
00536 ELECTRICITY/LEASE-SL	653.83	667.00	13.17	2,615.32	2,668.00	52.68	8,000.00
TOTAL Common-Utilities	20,883.25	20,275.00	(608.25)	81,193.95	81,100.00	(93.95)	243,295.00
Landscaping							
00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	15,600.00	15,600.00	0.00	46,800.00
00510 LANDSCAPE REPLACEMENT	0.00	833.00	833.00	0.00	3,332.00	3,332.00	10,000.00
00512 MULCH	0.00	417.00	417.00	(330.00)	1,668.00	1,998.00	5,000.00
00513 TREE TRIMMING	0.00	333.00	333.00	0.00	1,332.00	1,332.00	4,000.00
00514 IRRIGATION R&M	368.00	250.00	(118.00)	443.00	1,000.00	557.00	3,000.00
TOTAL Landscaping	4,268.00	5,733.00	1,465.00	15,713.00	22,932.00	7,219.00	68,800.00
Maintenance and Repairs							
00516 LAKE FOUNTAIN CONTRACT	0.00	95.00	95.00	277.00	380.00	103.00	1,141.00
00518 LAKE/PRESERVE CONTRACT	813.67	806.00	(7.67)	3,254.67	3,224.00	(30.67)	9,669.00
00519 LAKE & FOUNTAIN R&M	0.00	417.00	417.00	1,234.01	1,668.00	433.99	5,000.00
00520 GATE MONITORING	2,103.62	1,866.00	(237.62)	8,414.48	7,464.00	(950.48)	22,392.00
00524 GATE R&M	158.90	583.00	424.10	3,254.82	2,332.00	(922.82)	7,000.00

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	Current Period Operating			Year to Date Operating			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
TOTAL Maintenance and Re	3,076.19	3,767.00	690.81	16,434.98	15,068.00	(1,366.98)	45,202.00
Other Expense							
00602 LICENSES/FEES	61.25	83.00	21.75	61.25	332.00	270.75	1,000.00
00604 MAINTENANCE	316.50	500.00	183.50	1,026.00	2,000.00	974.00	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	429.50	417.00	(12.50)	1,718.00	1,668.00	(50.00)	5,000.00
00608 PEST CONTROL	42.00	42.00	0.00	199.00	168.00	(31.00)	500.00
00613 TRASH	149.00	117.00	(32.00)	586.68	468.00	(118.68)	1,400.00
00615 FIRE EQUIPMENT INSPECTION	0.00	42.00	42.00	0.00	168.00	168.00	500.00
00616 PRESSURE WASHING	0.00	208.00	208.00	0.00	832.00	832.00	2,500.00
TOTAL Other Expense	998.25	1,409.00	410.75	3,590.93	5,636.00	2,045.07	16,900.00
Pool							
00618 POOL MAINTENANCE	1,252.00	650.00	(602.00)	3,642.00	2,600.00	(1,042.00)	7,800.00
00620 POOL REPAIRS	0.00	250.00	250.00	261.00	1,000.00	739.00	3,000.00
00622 POOL/SPA HEATING	575.00	667.00	92.00	8,085.00	2,668.00	(5,417.00)	8,000.00
TOTAL Pool	1,827.00	1,567.00	(260.00)	11,988.00	6,268.00	(5,720.00)	18,800.00
Public Utilities							
00610 ELECTRICITY - CLUBHOUSE	456.76	1,000.00	543.24	1,876.10	4,000.00	2,123.90	12,000.00
TOTAL Public Utilities	456.76	1,000.00	543.24	1,876.10	4,000.00	2,123.90	12,000.00
TOTAL Expense	34,358.74	37,021.00	2,662.26	142,292.25	148,359.00	6,066.75	444,501.00
Excess Revenue / Expense	2,720.38	21.00	2,699.38	6,103.33	(191.00)	6,294.33	0.20

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	Current Period Reserve			Year to Date Reserve			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
00497 INTEREST INCOME	27.36	0.00	27.36	27.36	0.00	27.36	0.00
TOTAL Income	27.36	0.00	27.36	27.36	0.00	27.36	0.00
Reserve							
00498 RESERVE INTEREST	(20.14)	0.00	(20.14)	0.00	0.00	0.00	0.00
TOTAL Reserve	(20.14)	0.00	(20.14)	0.00	0.00	0.00	0.00
TOTAL Income	7.22	0.00	7.22	27.36	0.00	27.36	0.00
Excess Revenue / Expense	7.22	0.00	7.22	27.36	0.00	27.36	0.00